PFD's Community Development Agenda

A brief overview of PFD's organizational structure and functions
gives a good indication of the nature and scope of PFD's community
development activities.

<u>refer to handout 1</u>

A focus on PFD's four 4 production & service divisions

- Housing & Neighborhood Development
over the last 7 years has produced almost a quarter of all net
new housing, public and private, produced in Boston. It is Also
responsible for housing preservation and open space development.

- Capital Construction & Repair *70 people - designers - const. managers*
responsible for managing the new construction and repairs to the
City's schools, hospitals, libraries, police stations etc.   More
than a half $billion invested during the past 7 years.   PFD is
responsable for almost all of the vertical build associated with
the City's - Rebuilding Boston - Capital Plan.
#2 ½ mill Health Hosp

- Neighborhood Enterprize
A new division which focuses on developing working partnerships
with merchants and neighborhood business associations.   The Boston
Chamber of Neighborhood Commerce, sponsored by this division, has
some 22 member neighborhood business associations.   This division
also builds upon a legacy of PFD commercial development.   PFD has
sponsored almost 100 commercial projects in Boston's neighborhoods
including JP Plaza in Hyde Sq ($2.5mil) and the Lithgow Building in
Codman Sq ($8mil).

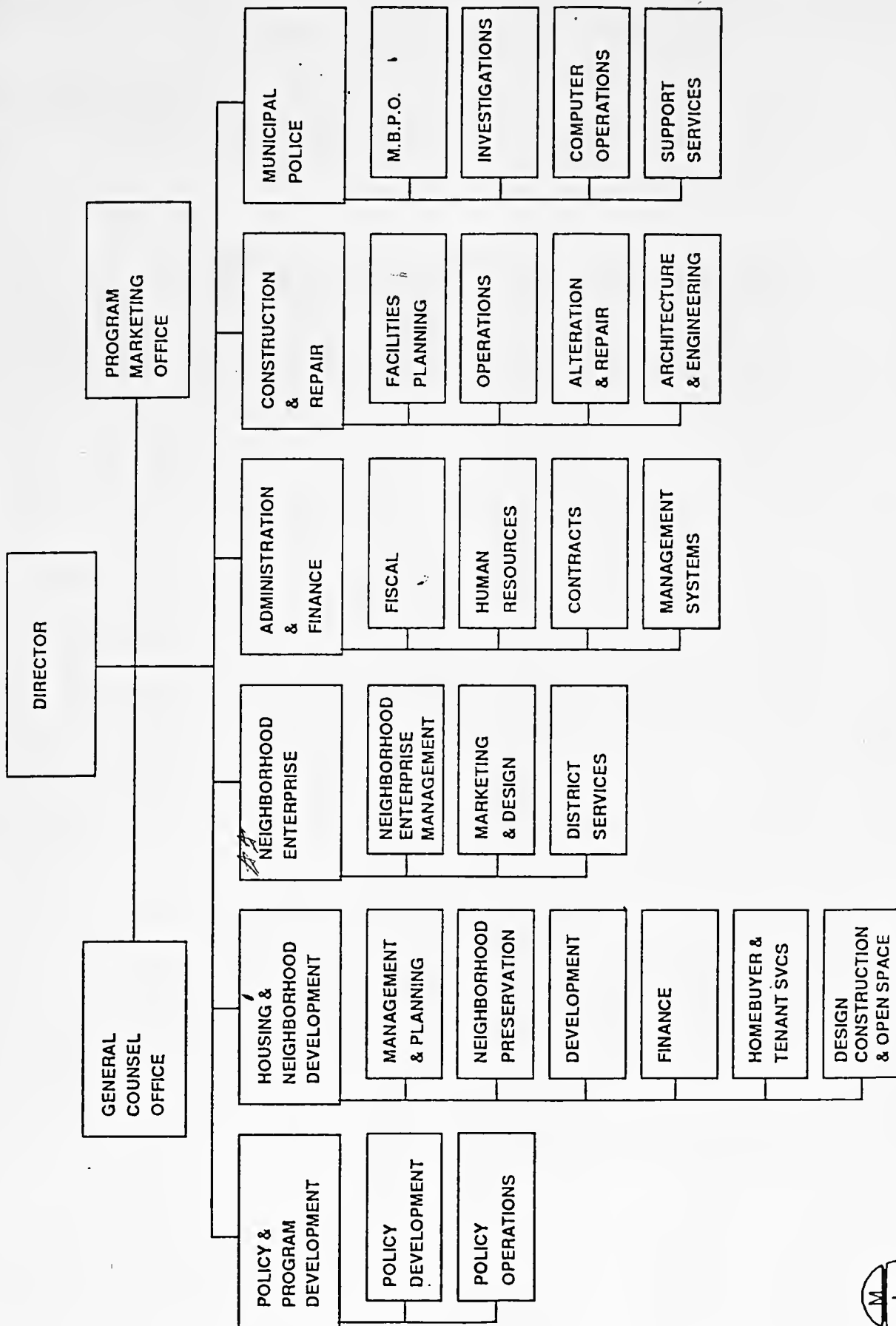**- Municipal Police**
Responsible for providing essential security services to City
property.   The Municipal Police also work with the Neighborhood
Enterprize Division to increase the police presence in some of the
neighborhood commercial districts, by altering their beats to
criss-cross the districts rather than going directly from site to
site. They will also provide security audits for businesses who are
members of the district associations.
working become greater part of community policing.

In short PFD, is a full service community development agency.   The
challenge for PFD is to appropriately respond (and if possible to
anticipate) the community's changing needs and priorities.   Our job
in Research and Information services is to support the department's
community development agenda as it continues to change.

PUBLIC FACILITIES DEPARTMENT

DIRECTOR

- GENERAL COUNSEL OFFICE
- PROGRAM MARKETING OFFICE

POLICY & PROGRAM DEVELOPMENT
- POLICY DEVELOPMENT
- POLICY OPERATIONS

HOUSING & NEIGHBORHOOD DEVELOPMENT
- MANAGEMENT & PLANNING
- NEIGHBORHOOD PRESERVATION
- DEVELOPMENT
- FINANCE
- HOMEBUYER & TENANT SVCS
- DESIGN CONSTRUCTION & OPEN SPACE

NEIGHBORHOOD ENTERPRISE
- NEIGHBORHOOD ENTERPRISE MANAGEMENT
- MARKETING & DESIGN
- DISTRICT SERVICES

ADMINISTRATION & FINANCE
- FISCAL
- HUMAN RESOURCES
- CONTRACTS
- MANAGEMENT SYSTEMS

CONSTRUCTION & REPAIR
- FACILITIES PLANNING
- OPERATIONS
- ALTERATION & REPAIR
- ARCHITECTURE & ENGINEERING

MUNICIPAL POLICE
- M.B.P.O.
- INVESTIGATIONS
- COMPUTER OPERATIONS
- SUPPORT SERVICES

10/1/91

PFD's RESEARCH UNIT

STAFF CONTACTS

Shane Greive, Ph 635-0288   Liza Molina, Ph 635-0281
Sr. Research Analyst   Research Analyst

SKILLS

o   Housing market and broader economic trend analysis in relation
     to PFD's community development agenda and programmatic
     activities.

o   Population and social dynamic data collection, research and
     analysis - topics include health, education and crime.

o   Program evaluation techniques - cost effective, impact and
     comparative program analysis through surveys methodologies and
     quantitative techniques.

o   Developing data sources, information and contact networks.
     Reference Referral

EXAMPLE PRODUCTS & SERVICES

AIDS Housing:
- Comparative other city survey, 'Challenge 501', the cost and
  PFD's capacity to produce appropriate housing for PWA's.
- Defining Boston's AIDS population and its changing composition
- Assessing needs, comparative costs and resources in housing PWA's

Housing Analysis:
- The City's and PFD's housing development track record
- Housing costs in the 1990's - 'The Affordability Gap Persists'
- Market rents in 1991, East Boston, Roxbury and Dorchester

Commercial Development Re-think:
Other city surveys focused on such issues as small business loan
programs, incubators, enterprize zones, commercial district
association networks, public safety, and neighborhood commercial
service needs assessment. This research was the basis for the
creation of the Neighborhood Enterprize Division.

Construction Jobs:
Methodologies for estimating PFD's construction job generating
potential for each real estate development program.   These
methodologies addressed an emerging issue within city politics and
also provided an alternative indice for program impact assessment.

Other Projects:
The Research Unit is also responds to information requests external
to PFD.   Projects of this type include: CDBG related facts and
statement writing, The Mayor's Press Office Update Reports, and the
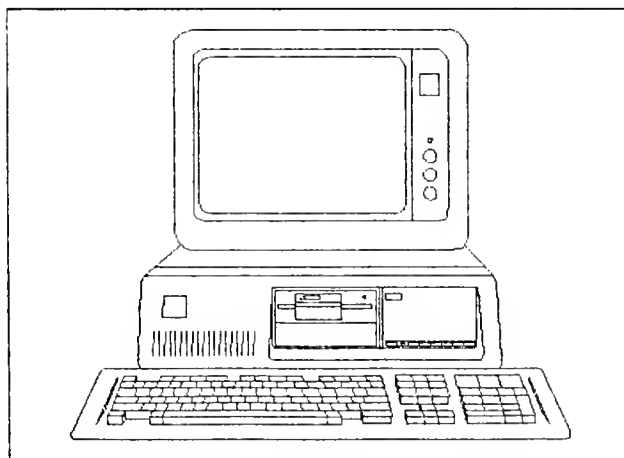OBPE Budget Report.

CURRENT DATABASES

maintained by

the INFORMATION SERVICES UNIT

at PFD

CONTENTS:

CURRENT DATABASES:

1.   Housing Initiative Tracking System (HITS)

2.   Parcel Database

3.   1990 Census Database

4.   Single Room Occupancy Database

5.   Banker and Tradesman Database

6.   Auction Database

DATABASES IN DEVELOPMENT:

1.   Comprehensive Project Tracking System (CPTS)

Name: Housing Initiative Tracking System (HITS)

Information Provided: HITS provides information about building permits by coordinating information from ISD, BRA, ZBA, PFD and BHA. The data was used successfully in 1990 to determine PFD's share of building permits, especially publically assisted permits. The system was managed by the Mayor's Office and was accessible to PFD via modem.

Quality: 1989 data = B, 1990 data = D. Unfortunately, the system has not been maintained since May of 1990.

Currency: When maintained, the system was updated on a monthly basis.

Time Profile: The data can be queried by month. The database was created in 1989.

Geographic Aggregations: The smallest geographic unit is address and the possible aggregations include: target area, neighborhood, ward, and precinct.

Reports: Reports for previous years can be generated upon request.

Contact Person: Susanne Rasmussen.

Name: Parcel Database

Information Provided: A record for each of the approximately 139,000 parcels
in the City with the following information:
        * ward, precinct, address, parcel number
        * owner and owner's address
        * square footage of parcel
        * if City-owned, which department own it
        * tax title information, including dates and amounts of taxes due
The data is linked by ward and parcel number to the following information:
        * PFD inventory of land and buildings in disposition with status
        dates including foreclosed, cleared, advertised, designated, and
        sold dates since 1985; additional information includes program
        type designation and occupancy status
        * PFD inventory of environmental site assessments, including phase
        and date of assessment
        * Real Property inventory of all city-owned vacant land, including
        site type designation

Quality: The basic information - ward, parcel, address and ownership = A.
All other elements = B.

Currency: The basic information is updated quarterly. The other information
is updated at least once a month.

Time Profile: The linked information captures history since 1985. Time
series can be generated for month, calendar or fiscal year intervals.

Geographic Aggregations: The smallest geographic unit is parcel and
possible aggregations include: target area, neighborhood, ward, precinct,
Assessor's Block, Census tract and block.

Reports: The Parcel Database is used to generate the following reports for
internal use:
        * Disposition Report: All disposition activity -- monthly
        * Building Report: All city-owned buildings -- bi-monthly
        * Vacant Land Inventory: All city-owned vacant land -- monthly

Contact Person: Susanne Rasmussen or Stephanie Taylor

Name: 1990 Census Database

Information Provided: Demographics

Quality: B

Time Profile: Can be compared to census data from 1980 (tract level information only at PFD) and 1985 BRA Household Survey, which are both available in paper format only.

Geographic Aggregations: The smallest geographic unit is census block and the possible aggregations include: target area, neighborhood, ward, precinct, and census tract.

Reports: Reports can be generated upon request.

Contact Persons: Susanne Rasmussen or Claire Lane.

Data Availability: Preliminary information for 1990 including person counts, housing unit counts, and race/ethnicity is currently available. Housing statistics at tract level can also be obtained. Counts for minority and white population , % population change, and income for 1980 is available in a database format and can be compared with 1990 racial data. All of the above, except income, is also available by NSA for both 1980 and 1990. More detailed demographic data, including income, will be available late 1991. Sampling data, the most detailed census information, will be available mid-1992.

Name: Single Room Occupancy Database

Information Provided: List of addresses of SRO buildings as defined by ISD,
Assessing, Rent Equity Board and the Licensing Board. Other information
includes owner and owner address, inspection date, whether the building has
been converted to a condominium and the number of units.

Quality: B

Currency: This database was created in January of 1991. It will be updated
on a monthly basis.

Time Profile: Some information, such as inspection dates, is available on
a month-to-month basis.

Geographic aggregations: The smallest geographic unit is parcel and
possible aggregations include: target area, neighborhood, ward, precinct,
Assessor's Block, Census tract and block.

Reports: Print-outs will be generated upon request.

Contact Persons: Susanne Rasmussen or Stephanie Taylor.

Name: Banker and Tradesman Database

Information Provided: The database contains addresses and prices of properties which were sold in the City of Boston during a particular month. It also lists mortgage amount, names of seller and buyer, usage, style, year built, number of rooms, square footage and assessed value.

Quality: B

Currency: This database was created in June of 1990.   It is updated on a monthly basis.

Time Profile: Time series can be generated for month-to-month or year-to-year.

Geographic aggregations: The smallest geographic unit is parcel and possible aggregations include: target area, neighborhood, ward, precinct, Assessor's Block, Census tract and block.

Reports: Reports can be generated upon request.

Contact Persons: Susanne Rasmussen or Stephanie Taylor.

Name: Auction Database

Information Provided: The Database lists all private properties in Boston
which are up for auction.   Other information provided includes: the date of
auction, the seller, the minimum asking price, the bank holding the mortgage
and the auctioneer.   This database can be matched against the Banker and
Tradesman Database on a monthly basis in order to determine which properties
were actually sold.

Quality: B+

Currency: This database was created in June of 1990 and is updated every
month.

Time Profile: Time series can be generated month-to-month.

Geographic aggregations: The smallest geographic unit is parcel and
possible aggregations include: target area, neighborhood, ward, precinct,
Assessor's Block, Census tract and block.

Reports: Reports can be generated upon request.

Contact Persons: Susanne Rasmussen or Stephanie Taylor.

DATABASES IN DEVELOPMENT

Name: Comprehensive Project Tracking System

Information Provided: The CPTS will eliminate over 20 existing project tracking systems including the PTS. The system will provide quality and more detailed information on a timely basis using fewer resources than our present systems do. The proposed system will provide information for analyzing projects for evaluation, reporting and strategic planning purposes.

Quality: Detailed procedures and effective management by the Policy Division and MIS for entering and maintaining data will ensure a very high level of accuracy.

Currency: The system relies on decentralized data entry procedures. We expect information to be entered on a monthly basis.

Time Profile: The data can be queried by month or calendar/fiscal year.

Geographic Aggregations: The smallest geographic unit is address and the possible aggregations include: target area, neighborhood, ward, precinct, Assessor's block, census tract and block.

PFD's INFORMATION SERVICES UNIT

STAFF CONTACTS

Susanne Rasmussen, Ph 635-0221
Manager

Tom Chapman, Ph 635-0229   Stephanie Taylor, Ph 635-0269
Sen. Mapping Systems Specialist   Sen. Info. Systems Specialist

Claire Lane, Ph 635-0204
Mapping Systems Specialist

SKILLS

*   Maintenance of large databases including real estate inventories,
        housing market statistics, demographics, and project activity.

*   GIS analysis and mapping in support of agency-wide program activities.

*   Analysis and reporting, including required reporting to HUD and
        documentation of PFD's investments in the neighborhoods.

*   Development of data sources, information and contact networks.

*   Systems development for project and activity tracking.

EXAMPLES OF PRODUCTS AND SERVICES

SRO Development:
-       Maintenance of database in support of the Mayoral 'Room for More
        Campaign' based on information from several city agencies.
-       City-wide street mapping of SRO developments used by program managers in
        community meetings.

Neighborhood Planning:
-       Maintenance of inventory and project tracking databases which are linked
        to computerized maps to show land use and project activity.
-       Parcel mapping used by planners throughout community development
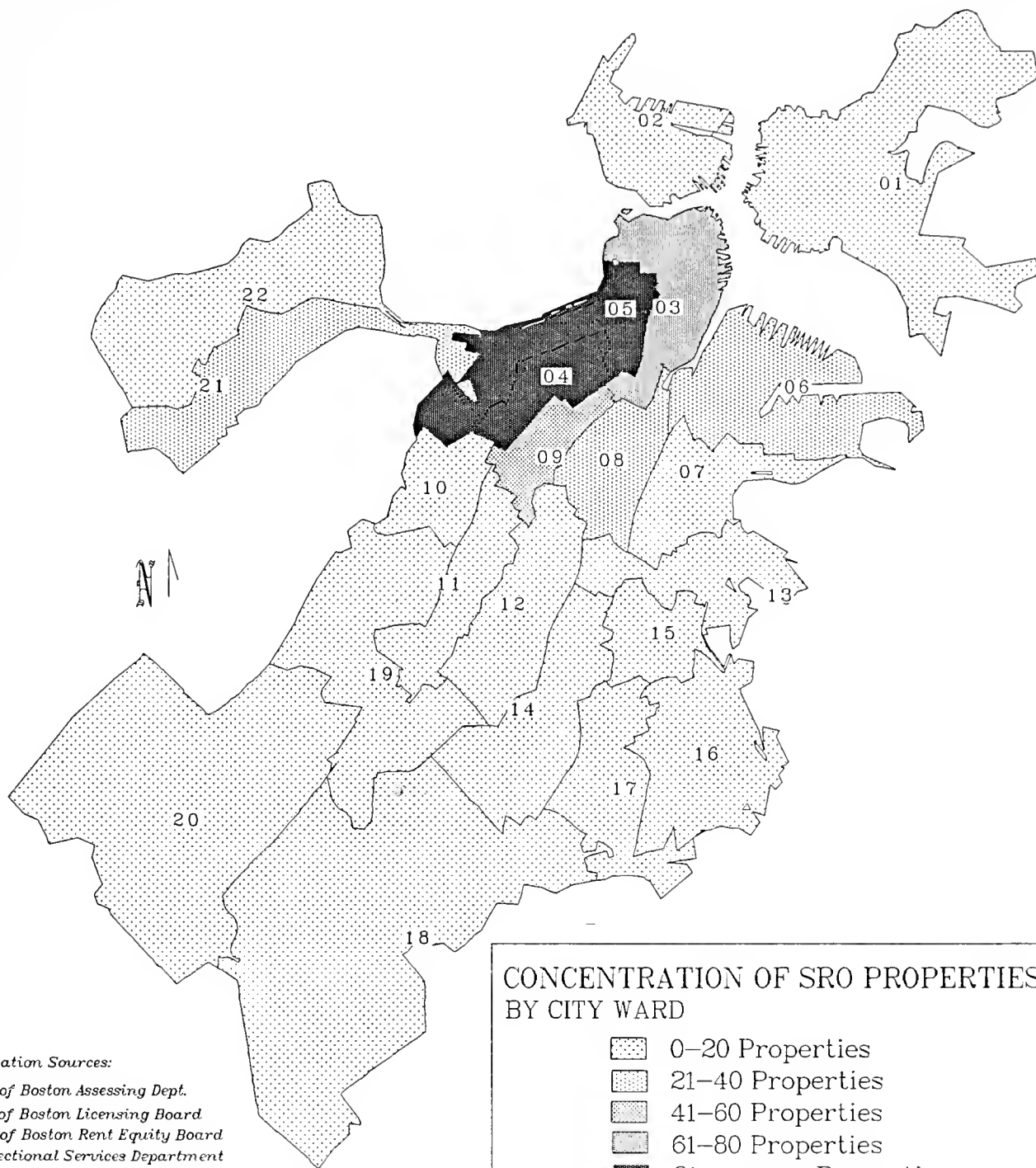   process.

Security/Crime:
-       Mapping of vacant land and buildings located within reporting areas for
        Municipal Police patrolling of city-owned property.
-       Cooperation with BPD on incidence reporting in support of joint City of
        Boston/National Guard program.

Systems Development:
-       Development of 'Site Finder' system in support of Neighborhood
        Enterprise Division activities.
-       Development of Comprehensive Project Tracking System.

CONCENTRATION OF SRO PROPERTIES
BY CITY WARD

▫	0–20 Properties
▪	21–40 Properties
▪	41–60 Properties
▪	61–80 Properties
■	81 or more Properties

Information Sources:

City of Boston Assessing Dept.
City of Boston Licensing Board
City of Boston Rent Equity Board
Inspectional Services Department

miles

0   1   2

PFD   Boston's Community Development Agency
Policy & Program Development Division
Information Services   7/9/91

exhibit 2: example of an "informal" map (note placement of legend info. is inside a "box")